

Ornella's Estates

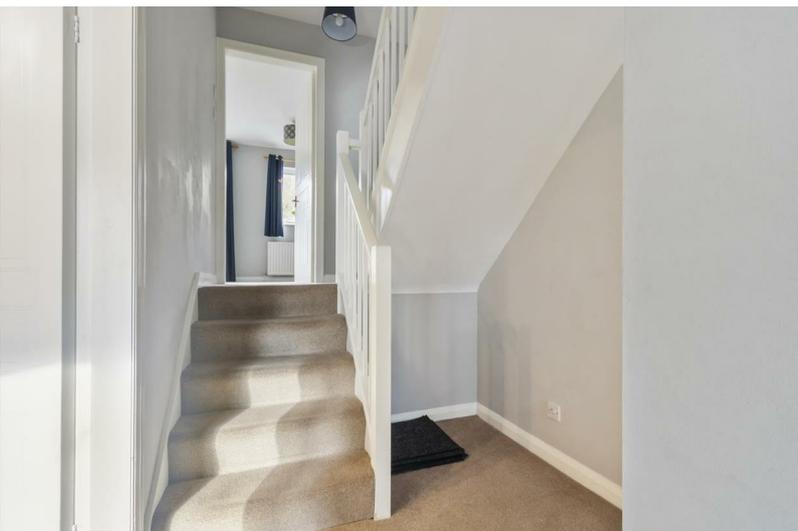
PROUDLY INDEPENDENT



28 Ridgewood Close

Baildon, Shipley, BD17 6HE

Price £229,950



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INTRODUCTION

A Perfect Townhouse in a Sought-After Location – Chain Free!

This beautifully presented town house is ideally situated within easy walking distance of Baildon Train Station, offering a convenient lifestyle in a popular residential setting. Whether you're a first-time buyer or looking to downsize, this lovely home is sure to impress.

Step inside to a welcoming entrance hallway, downstairs W.C., and a modern fitted kitchen. The spacious family lounge enjoys an abundance of natural light, creating the perfect space to relax or entertain.

Upstairs, there are two generous bedrooms and a well-appointed house bathroom.

Outside, the property benefits from a private driveway providing off-street parking, while the enclosed rear garden, mainly laid to lawn with mature shrubbery, offers a peaceful spot to unwind on a summer evening.

With no onward chain, this delightful home is ready and waiting for its next owners — early viewing is highly recommended to fully appreciate the space and quality on offer. Please note that all new windows have been installed.

LOCATION

Nestled in the heart of West Yorkshire, Baildon offers the perfect blend of village charm and easy access to city life. With its welcoming community atmosphere, a high street of independent shops, cafés and eateries, and a handy rail link via the local station, it's a locale that's as practical as it is picturesque.

Early-years and school provision in Baildon is strong. For nurseries, a highlight is Little Wellies Baildon in the village centre, offering a welcoming setting and active outdoor experiences.

Little Wellies Nursery

For primary education there are well-regarded schools such as:

Baildon Church of England Primary School (with nursery provision)

Glenaire Primary School (formerly) – now known in some references as Baildon Glen Primary School.

Hoyle Court Primary School (Fyfe Grove)

Sandal Primary School (West Lane)

For secondary education there's the notable Titus Salt School (11–18) in

Baildon.

Supermarkets & Dining

For day-to-day convenience there are several good supermarket options:

Morrisons Daily, Tesco Express and Co-op,

The monthly Baildon Farmers Market (fourth Saturday of each month) in Ian Clough car park – a great community event offering local produce and artisanal goods.

Outdoor lovers will feel right at home. The nearby Baildon Moor offers wonderful walks and elevated views across the Aire Valley and beyond. For example the "Moor Circular Walk" is a popular route starting from the village centre.

Why It Works

With all this on its doorstep, excellent schools, handy shops, good transport links, and access to countryside walks, Baildon really offers the best of village living with city-connectivity. It's ideal for first-time buyers, families, downsizers, or anyone looking for a lifestyle that balances comfort and character.

HOW TO FIND THE PROPERTY

SAT NAV BD17 6HE

ACCOMMODATION

Tucked away, yet very close to Baildon Train Station, this lovely home offers great kerb appeal. Comprising

SPACIOUS ENTRANCE HALL

As you enter you immediately get the feeling of space. Comprising composite entrance door to the front entrance elevation. Double radiator.

DOWNSTAIRS W.C.

Always useful to have. Comprising window to the front elevation. Low level w.c. Wash hand basin.

FITTED KITCHEN

11'10" x 7'2" (3.61 x 2.19)

A lovely light and airy kitchen comprising windows to the front elevation. A wide range of fitted wall and base units with laminate worktops over. Points for fridge and freezer. Point for washing machine. Integral electric cooker with gas hob and extractor fan over. Stainless steel sink. Part tiled walls. Ideal combi boiler.

Tel: 01943 661506

FAMILY LOUNGE

13'10" recess x 13'9" (4.22 recess x 4.21)

Again offering an abundance of natural light. This is a spacious family lounge comprising patio doors to the rear elevation leading into the enclosed garden. Window to the rear elevation. Two double radiator. Gas fire. TV point.

FIRST FLOOR

SPLIT LEVEL LANDING AREA

This landing area has access to loft, storage cupboard and single radiator with a few steps leading to the next level. Doors leading to:

BEDROOM.2.

11'5" x 7'1" (3.48 x 2.16)

This is a great bedroom comprising windows to the front elevation. Single radiator. Storage room.

BEDROOM.1.

13'5" x 10'2" into recess (4.09 x 3.12 into recess)

A great double bedroom comprising built in shelving and hanging space, but can be easily taken out. Single radiator. Window to the rear elevation overlooking the garden.

HOUSE BATHROOM

6'3" x 5'0" (1.92 x 1.54)

Comprising bath with electric shower over. Low level w.c. Wash hand basin. Part tiled walls. Single radiator and extractor fan.

OUTSIDE

FRONT - DRIVEWAY

To the front of the property there is a driveway providing off street parking.

REAR GARDEN

To the rear of the property there is an enclosed garden which is mainly laid to lawn with shrubbery. Ideal for sitting out in an evening and enjoying a summer barbecue.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

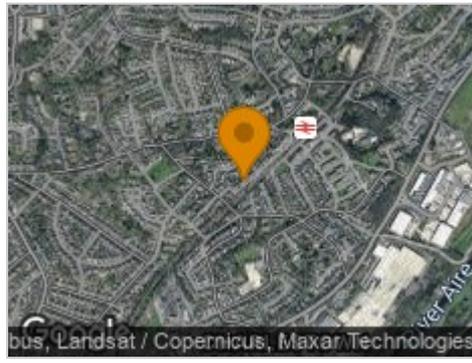
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



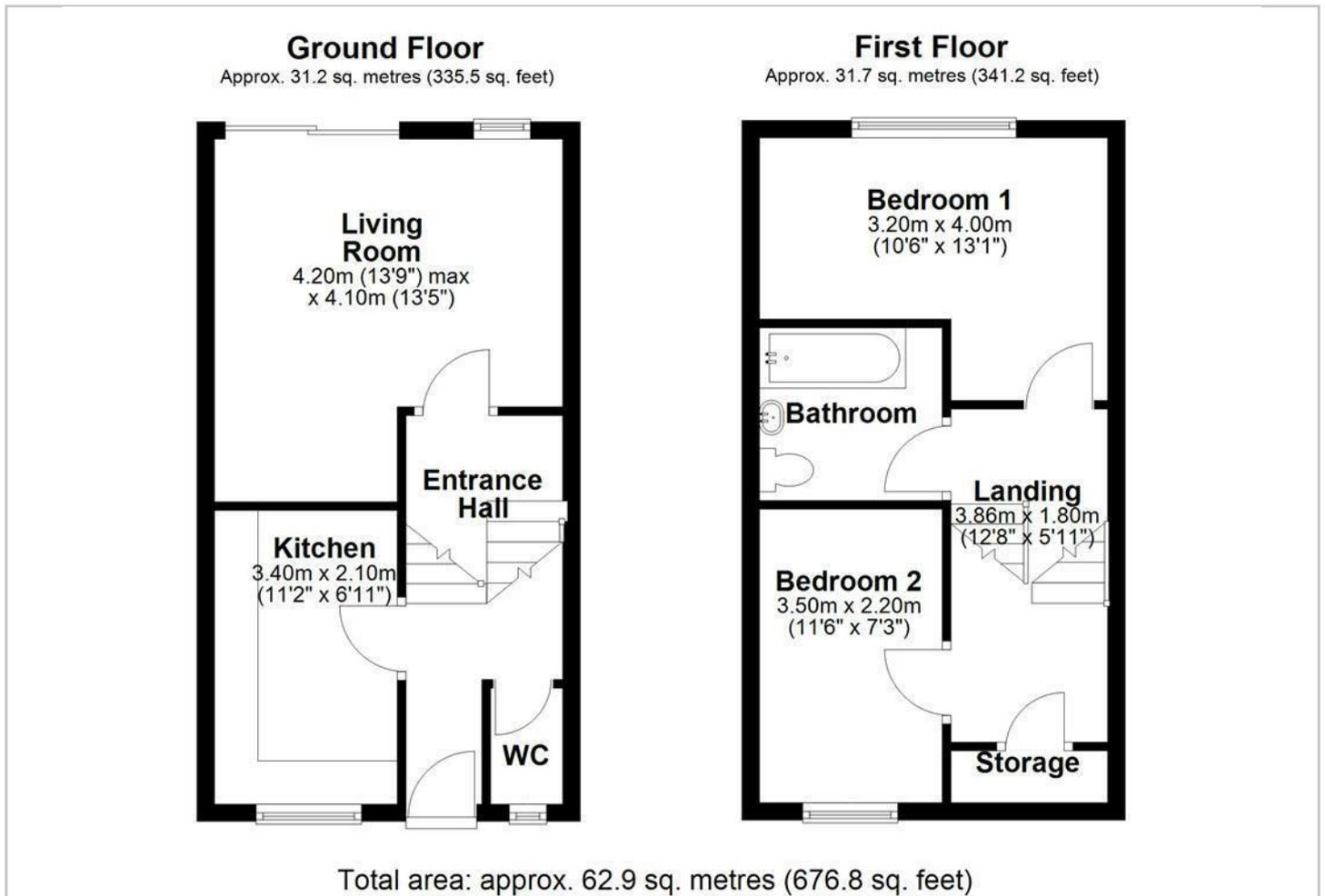
Hybrid Map



Terrain Map



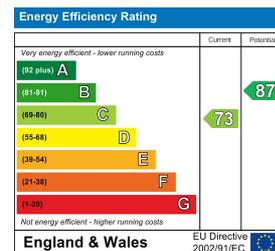
Floor Plan



Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.